

**Town of North Smithfield Planning Board**

**Kendall Dean School, 83 Green Street**

**Thursday, June 3, 2010, 7:00 PM**

**The Chair called the meeting to order at 7:00 pm.**

**1. Roll Call**

**Present: Chair Scott Gibbs, Alex Biliouris, Gene Simone, Dean Naylor, Stephen Vowels. Absent: Joe Cardello, Art Bassett. Also present were Town Planner Bob Ericson and Town Solicitor Rick Nadeau.**

**2. Approval of Minutes: May 20, 2010**

**Mr. Simone made a motion to approve the minutes of May 20, 2010. Mr. Naylor seconded the motion, with all in favor.**

**3. Pre-application meeting follow-up: Major Land Development Project**

**Owner/Applicant: Gas Development LLC, Wilmington MA**

**Location: 35 Eddie Dowling Hwy; Assessor's Plat 21, Lot 67**

**Zoning: BN (Neighborhood Business)**

**Mr. Ericson told the Board that he had met with the applicant this week to discuss concerns brought up at the last Planning Board meeting, regarding parking, the grading of the site, and the shared**

entrance with existing businesses. They discussed the possibility of angular parking against the jewelry store, but there were concerns about people backing their cars out into the deceleration lane. VHB's engineer addressed the Board and explained that the grade difference of 4'-5' along the parcel makes it necessary to raise the grade and build a retaining wall. This will separate the 2 parcels and moves the driveway (entrance/exit) further from the traffic light. The existing curb cut will be used. Mr. Ericson stated that he believes this option is doable and has a better in/out location than what had been previously discussed.

Mr. Ericson suggested to the Board that, in further Planning stages, they require the applicant to consider the entire Dowling Village, as approved, in conducting the traffic study. The Board discussed this and agreed that they would like the traffic study to consider all of Dowling Village.

The Board also discussed concerns with the turning radius for tractor trailer trucks making fuel deliveries, cars safely entering the site, and stormwater treatment. These issues will be further addressed at Master Plan stage.

#### **4. Ordinance reviews: Flood hazard, parking and loading, ATV**

a) Flood hazard: Mr. Ericson informed the Board that the flood hazard ordinance was passed in March 2009 as an emergency measure so

**the town would not be kicked out of the national flood insurance program. It will be forwarded to the Town Council so that they can include it in a future public hearing.**

**b) Parking and loading: The ORC voted to withdraw the parking and lighting ordinance for revision at their June 9, 2010 meeting. There should be a version of the ordinance for the Planning Board to review at the next meeting.**

**c) ATV: Mr. Ericson said that this will be discussed at the next meeting.**

## **5. Subdivision and Land Development Regulations: Suggested revisions**

**The Board did not discuss any revisions to the Subdivision and Land Development Regulations.**

## **6. Planning Update: Review of current events**

**Mr. Biliouris asked about the status of water at Dowling Village. Mr. Nadeau stated that an agreement has been worked out with Woonsocket. They will be buying their water from Woonsocket, with no benefit to North Smithfield. The Board also discussed issues with blasting at Dowling Village outside the specified blasting times. The police have been informed and the applicant has addressed the**

**problem so that it should not happen again.**

**Mr. Vowels asked about the status of Liz Development. Mr. Nadeau explained that the situation has become messy: land that was supposed to be deeded to the Town was mistakenly allowed to be redeemed to an outside party, who has since sold it to someone who is building a house on the lot. The problems with the road work have still not been corrected, and the developer will fight the town's claims on the bond in court.**

**Mr. Ericson gave the Board some information on the wind ordinance, which has been submitted to the Town Council. There are discussion ongoing for a wind turbine on the site of Phase IV of Dowling Village. The developer will come before the Board on June 17 to discuss possible modification to the approved plan. The Board again expressed concern that the mixed-use element of the project seems to have been a ruse, as the property seems headed toward being purely retail. They noted that if the land were used for 55+ housing or any 2-bedroom condos, that development would bring tax revenue to the town. The benefit of a wind turbine is not clear, beyond paying for the debt service and the value to a constituency in town that wants the land for conservation land.**

**Mr. Vowels made a motion to adjourn at 8:10 pm. Mr. Biliouris seconded the motion, with all in favor.**